

This instrument was prepared by

626

Send Tax Notice To: Dennis O. Freeman

(Name) J. Michael Joiner

name

1808 Man-O-War Dr. Helena, AL

address

35080

(Address) 321 1st Street North Alabaster, AL 35007

WARRANTY DEED, JOINT TENANTS WITH RIGHT OF SURVIVORSHIP LAND TITLE COMPANY OF ALABAMA

STATE OF ALABAMA

KNOW ALL MEN BY THESE PRESENTS,

SHELBY COUNTY

That in consideration of One Hundred twenty four thousand seven hundred and No/100ths----- DOLLARS  
(\$124,700.00)

to the undersigned grantor or grantors in hand paid by the GRANTEES herein, the receipt whereof is acknowledged, we,

Erskine Baker d/b/a E & B Homebuilders

(herein referred to as grantors) do grant, bargain, sell and convey unto

Dennis O. Freeman and wife Lynda J. Freeman

(herein referred to as GRANTEES) as joint tenants with right of survivorship, the following described real estate situated in \_\_\_\_\_

Shelby County, Alabama to-wit:

Lot 61 according to the survey of Dearing Downs, Sixth Addition Phase I as recorded in Map Book 10, page 78 in the Probate office of Shelby County, Alabama.

Mineral and mining rights excepted.

Subject to existing easements, taxes, restrictions, set-back lines, rights of way, limitations, if any, of record.

\$84,700.00 of the above referenced purchase price has been paid by a mortgage loan closed simultaneously herewith.

The Grantees address is: 1808 Man-O- War Drive  
Helena, AL 35080

1. Deed Tax \$ 40.00

2. Mig. Tax \_\_\_\_\_

3. Recording Fee 2.50

4. Indexing Fee 1.00

TOTAL 43.50

TO HAVE AND TO HOLD Unto the said GRANTEES as joint tenants, with right of survivorship, their heirs and assigns, forever; it being the intention of the parties to this conveyance, that (unless the joint tenancy hereby created is severed or terminated during the joint lives of the grantees herein) in the event one grantee herein survives the other, the entire interest in fee simple shall pass to the surviving grantee, and if one does not survive the other, then the heirs and assigns of the grantees herein shall take as tenants in common.

And I (we) do for myself (ourselves) and for my (our) heirs, executors, and administrators covenant with the said GRANTEES, their heirs and assigns, that I am (we are) lawfully seized in fee simple of said premises; that they are free from all encumbrances, unless otherwise noted above; that I (we) have a good right to sell and convey the same as aforesaid; that I (we) will and my (our) heirs, executors and administrators shall warrant and defend the same to the said GRANTEES, their heirs and assigns forever, against the lawful claims of all persons.

IN WITNESS WHEREOF, I have hereunto set my hand(s) and seal(s), this 8th day of January, 19 88.

WITNESS:

STATE OF ALA. SHELBY CO.

I CERTIFY THIS INSTRUMENT WAS FILED

88 JAN 12 AM 9:36

STATE OF ALABAMA

JUDGE OF PROBATE

Shelby COUNTY

General Acknowledgment

I, J. Michael Joiner, a Notary Public in and for said County, in said State, hereby certify that Erskine Baker whose name is signed to the foregoing conveyance, and who is known to me, acknowledged before me on this day, that, being informed of the contents of the conveyance he has executed the same voluntarily on the day the same bears date.

Given under my hand and official seal this 8th day of January, A. D., 19 88.